

OFF. 17498-1291
REC.

THIS INSTRUMENT PREPARED BY:

PATRICIA KIMBALL FLETCHER, ESQ.
SHAPO, FREEDMAN & FLETCHER, P.A.
4750 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

97R021962 1997 JAN 16 15:11

NOTICE PURSUANT TO AMENDED AND RESTATED DECLARATION OF
RESTRICTIONS AND COVENANTS FOR THREE LAKES

THIS NOTICE PURSUANT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND COVENANTS (this "Notice") is made by Lennar Homes, Inc., a Florida corporation ("Lennar") and joined in by Three Lakes Property Owners Association, Inc., a Florida not-for-profit corporation (the "Association").

R E C I T A L S

A. Lennar recorded that certain Amended and Restated Declaration of Restrictions and Covenants for Three Lakes recorded in Official Records Book 17455 at Page 2016 in the Public Records of Dade County, Florida (the "Declaration"), which replaced entirely that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Three Lakes recorded in Official Records Book 15263 at Page 1696 in the Public Records of Dade County, Florida, as amended.

B. Section 10.9.1 of the Declaration permits Lennar, as Developer, and thereafter the Association, to adopt Rules and Regulations governing the use of Common Areas. Such Section further provides that such Rules and Regulations shall not be effective until recorded in the Public Records.

C. Lennar and the Association have adopted the Rules and Regulations which are attached hereto and made a part hereof.

D. This Notice is a covenant running with all of the land comprising Three Lakes, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Notice;

NOW THEREFORE, Lennar hereby declares that every portion of Three Lakes is to be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the Rules and Regulations hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Notice.

2. Definitions. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.

3. Rules and Regulations. The Rules and Regulations attached hereto as Exhibit A are the current official Rules and Regulations of the Association.

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IN WITNESS WHEREOF, the undersigned, being Developer under the Declaration, has hereunto set its hand and seal this 15th day of January, 1997.

WITNESSES:

[Signature]
Print Name: Veronica Perez

By: LENNAR HOMES, INC., a
Florida corporation

Patricia K. Fletcher
Print Name: Patricia K. Fletcher

By: [Signature]
Name: Robert T. Hutson
Title: Vice President

{SEAL}

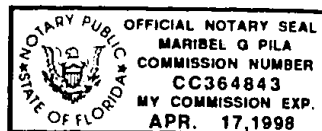
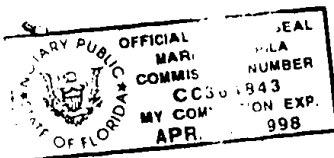
STATE OF FLORIDA)
COUNTY OF DADE) SS.:

15th The foregoing instrument was acknowledged before me this day of January, 1997 by Robert T. Hutson, as Vice President of Lennar Homes, Inc., a Florida corporation, who is personally known to me or who produced N/A as identification, on behalf of the corporation.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
at Large

Print name: Maribel G. Pila



ACKNOWLEDGEMENT

THREE LAKES PROPERTY OWNERS ASSOCIATION, INC.

THREE LAKES PROPERTY OWNERS ASSOCIATION, INC. (the "Association") does hereby acknowledge that it is bound by and subject to the Notice Pursuant to Amended and Restated Declaration ("Notice"). The Association agrees that this joinder is for convenience only, and is not a condition to the effectiveness of such Notice as the Association has no right to approve any amendment to or modification of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 15th day of January, 1997.

WITNESSES:

[Signature]
Print Name: O. Veronica Perri

THREE LAKES PROPERTY OWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation

Patricia K. Fletcher
Print Name: Patricia K. Fletcher

By: [Signature]
Name: Torey Eisenman
Title: President

{SEAL}

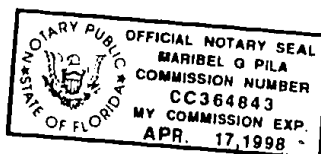
STATE OF FLORIDA)
) SS.:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 15th day of January, 1997 by Torey Eisenman as President of THREE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who produced NA as identification, on behalf of the corporation.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
at Large

Print name: Maribel G. Pila



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EXHIBIT A

RULES AND REGULATIONS OF THREE LAKES PROPERTY
OWNERS ASSOCIATION, INC.

THREE LAKES
RULES AND REGULATIONS

Please note these additional Rules and Regulations:

1. Window Tinting. Aluminum foil may not be used as a window covering. Mirror finish window tinting also may not be used.

2. Maintenance Fees. Maintenance fees must be paid on time. They represent a legal obligation of the homeowner to the homeowner's association. If not paid in a timely fashion, the Association will take steps to compel payment in accordance with the documents. Association fees are used for the maintenance of landscaping, private roads, recreation facilities, street lights, and Common Area sprinklers. They also cover insurance costs for Common Areas. For more complete details of maintenance fee allocations, please refer to your homeowner documents.

3. Parents: Supervise your children's play. Make sure they understand and observe the rules at swimming pools and other recreational facilities, so as not to infringe on the rights of others.

4. Trash: Pickup is scheduled for twice weekly. Please place your covered containers at the edge of the pavement no earlier than the night before. Don't use paper bags or uncovered cardboard boxes, which are vulnerable to wind and rain. Retrieve empty cans as soon as possible after collection.

5. Pets: All pets must be leashed, in accordance with Dade County ordinances and must be walked at the edge of roads and vacant areas away from all lawns. According to Dade County Leash Law, loose animals are subject to being picked up.

6. Speed Limits: Children live and play in our community, so please observe all posted speed limit signs.

7. General Image: Common sense is required of all residents in Three Lakes to help keep our community's overall image neat and clean. The grounds around each home should be kept tidy; bicycles and toys should be put away. Visible clothing, bedding or towels hanging from clotheslines or over fences is not permitted. Recreation areas and streets should also be litter free. These will help maintain the quality look for all of us at Three Lakes.

8. Noise: All sounds should be kept at a reasonable level. This specifically includes, but is not necessarily limited to parties, stereo, musical instruments, shouting, barking dogs, loud auto, motorcycle or watercraft mufflers. Noise should cease at a reasonable hour, such as 11 p.m. on week nights.

9. Watercraft Registration: All motorized watercraft must be registered with the Association on the appropriate registration form provided by the Association.

10. Watercraft Insurance: All watercraft must carry liability insurance and provide proof of insurance, naming the Association as an additional insured, in order to register their watercraft.

11. Watercraft Guest Privileges: Each homeowner is entitled to register one (1) guest watercraft per residence at any one time. Said guest must register the watercraft with the Association and is the sole responsibility of the homeowner.

12. General Rules on the Use of Watercraft. For your safety and the safety of all residents, please read and observe the following guidelines for use of the lake:

12.1 Alcoholic Beverages: No alcoholic beverages are permitted on the lake and operators of watercraft are not permitted to operate watercrafts while under the influence of alcohol.

12.2 No Wake Zone: All watercraft are to observe a "no wake zone" when closer than 25 feet from dock areas.

12.3 Life Vests: Life Vests must be worn while operating all watercraft in accordance with all applicable federal and local laws.

12.4 Watercrafting Hours: Sun-up to sun-down.

12.5 Boat Ramp. Parking on the boat ramp is not permitted except for the loading and unloading of watercraft.

12.6 Guests. All residents are responsible for the actions of their guest and must accompany their guest while using the lake

12.7 Courtesy to Others. Please be courteous to other persons operating watercraft and give all residents the opportunity to use the lake.

13. Storage Area. Use of the Storage Area is limited to watercraft (with trailer) no larger than 25 feet in length.

13.1 All watercraft must be registered with and authorized by the Association.

13.2 Each trailer must have current vehicle registration.

13.3 Each resident/owner who qualifies for use of the Storage Area will be limited to one space.

13.4 Watercraft must be positioned so as not to protrude beyond the boundaries of the specific space to which they are assigned.

13.5 Fees for each space will be established by the Association, and will be payable in advance every 6 months. There will be no refund of the storage fee. There is a \$50.00 deposit required for the Medeco key necessary to open the storage area.

13.6 Spaces will be available on a first come first serve basis.

13.7 The intended use of this facility is for the storage of watercraft only, mechanical repairs are not permitted.

13.8 Residents/owners who are assigned a space are responsible for any damages that they may cause to the Storage Area.

13.9 Use of the storage area is at your sole risk. The Association is not responsible for security or for insuring watercraft and/or trailers left in the Storage Area.

APPROVED FOR THE ASSOCIATION
BY THE BOARD OF DIRECTORS
HARVEY RUVIN
CLERK, LAKEVIEW COOP